



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
April 5, 2012
1:30 P.M.**

AMENDED MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner De La Cruz
Commissioner Wright
Commissioner Borden
Commissioner Carreto
Commissioner Nance
Commissioner Vorba
Commissioner Brandrup
Commissioner Schauer

COMMISSIONERS ABSENT:

Commissioner Landeros

AGENDA

Commissioner Brandrup read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner De La Cruz, Wright, Borden, Carreto, Nance, Vorba, Brandrup, and Schauer

ABSENT: Commissioner Landeros

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk [*]).

1. **SUSU12-00024:** Artcraft Estates – Being all of Tracts 1F, 3B, 3B1A, and 3C, and a portion of Tracts 1J, 1J1, and 1K, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: North of Artcraft Road and East of Westside
Property Owner: Ranchos Real VIII, LTD
Representative: Conde, Inc.
District: 1
Staff Contact: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00024**.

Motion passed.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Application:

Note: Commissioner Wright recused himself prior to discussion on this item and left the meeting room.

2. **PZRZ12-00005:** Parcel 1: Block 34 excluding Lots 1 and 31, all of Block 35 and Block 36 excluding Lot 1 and Lot 20, City of El Paso, El Paso County, Texas
Parcel 2: Lot 1, Block 36, Montwood Heights Unit 8, City of El Paso, El Paso County, Texas
- Location: North of Zaragoza Road and East of Joe Battle Boulevard
Zoning: Parcel 1: R-5/sc (Residential/Special Contract)
Parcel 2: C-3/sc (Commercial/Special Contract)
Request: From R-5/sc and C-3/sc to RMU (Residential Mixed Use)
Existing Use: Parcel 1: Vacant and Residential
Parcel 2: Vacant
Proposed Use: Residential
Property Owner: The Housing Authority of El Paso
Representative: Georges Halloul
District: 5
Staff Contact: Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Gary Gonzales spoke in favor of this request.

ACTION: Motion made by Commissioner Carreto, seconded by Commissioner De La Cruz, and carried to **APPROVE PZRZ12-00005.**

AYES: Commissioner De La Cruz, Borden, Carreto, Nance, Vorba, Brandrup, and Schauer

ABSTAIN: Commissioner Wright

ABSENT: Commissioner Landeros

Motion passed.

Commissioner Wright returned to the meeting room.

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3. **PZRZ12-00006:** A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas

 Location: 10151 Montana Avenue

 Zoning: C-4 (Commercial)

 Request: From C-4 (Commercial) to M-1 (Light Manufacturing)

 Existing Use: Vacant

 Proposed Use: Sun Metro Operations and Maintenance Facility

 Property Owner: City of El Paso

 Representative: Quantum Engineering Consultants, Inc., c/o Robert A. Gonzales

 District: 2

 Staff Contact: Andrew Salloum, (915)-541-4633, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE PZRZ12-00006 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 3, 2012.**

AYES: Commissioner De La Cruz, Wright, Borden, Carreto, Nance, Vorba, Brandrup, and Schauer

ABSENT: Commissioner Landeros

Motion passed.

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***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **MOVE PZCR12-00001 TO BE HEARD AFTER THE CONSENT AGENDA.**

Motion passed.

PUBLIC HEARING Zoning Condition Release Application:

4. **PZCR12-00001:** Parcel 1: Portion of Tract 1 and Tract 2, Bassett Center Subdivision, City of El Paso, El Paso County, Texas

 Parcel 2: Portion of Tract 1 and Tract 2, Bassett Center Subdivision, City of El Paso, El Paso County, Texas

 Location: North of I-10 and East of Magruder Street

 Zoning: C-3/sc (Commercial/special contract)

 Request: Release all conditions imposed by contract dated February 12, 1962

 Existing Use: Shopping mall

 Proposed Use: Shopping mall

 Property Owner: Bassett Place Real Estate Company, LLC

 Representative: Alejandra Contreras

 District: 3

 Staff Contact: Michael McElroy, (915)-541-4238, mcelroyms@elpasotexas.gov

Ted Marquez with the Department of Transportation, noted that EPDOT had met with the applicant and with staff from the Planning Department and expressed their concerns regarding the corner of Magruder and Montana. They had agreed to release part of the conditions on the setbacks but the applicant came back and said they wanted a full release of the conditions. The concern that the Department of Transportation has is a difference in the elevation of the slope between Montana and the parking lot. The area protected at this time by these conditions is the slope. If the slope is removed they have no idea what will happen to the infrastructure above the sidewalk and the roadway. The Department of Transportation has not been provided with any plans noting that this concern will be safely addressed.

Mathew McElroy noted that as part of the implementation of the Comprehensive Plan all commercial district zones now allows a 0' front and side setback on any Commercial (C) districts.

Chris Kistenmacher representing the owners noted that they are not given the flexibility needed to move forward. He would like the conditions removed.

Brad with Cypress noted that some of the setbacks are problematic for future development. They are willing to adhere to everything they have to.

Staff is recommending approval with the recommendation of removing the conditions as recommended by Planning with the additional condition to submit a Detailed Site Plan approved by the City Plan Commission.

Ted Marquez noted that having a Detailed Site Plan Review prior to redevelopment would resolve all of their concerns.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE PZCR12-00001 WITH A DETAILED SITE PLAN REVIEW.**

Motion passed.

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SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Preliminary:

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| 5. | SUSU12-00020: | Paseo del Este Boulevard Unit One – A Portion of W.J. Rand Survey No. 315 1/2, El Paso County, Texas |
| | Location: | North of Eastlake Boulevard and East of Paseo del Este Boulevard |
| | Property Owner: | Hunt Mission Ridge, LLC and Texas General Land Office |
| | Representative: | TRE & Associates |
| | District: | ETJ |
| | Staff Contact: | Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov |

Robert Romero representing TRE & Associates concurred with staff's comments.

Motion passed.

Robert Romero representing TRE & Associates concurred with staff's comments.

Motion passed.

Jorge Azcarate with CEA Group concurred with staff's comments.

Motion passed.

8. **SUSU12-00023:** Mission Ridge Unit Four – A portion of C.D. Stewart Survey No. 319, Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas
Location: North of Eastlake Boulevard and East of Peyton Drive
Property Owner: Hunt Mission Ridge, LLC
Representative: TRE & Associates, Inc.
District: ETJ
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Robert Romero with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00023 WITH THE CONDITION THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE DOUBLE FRONTAGE LOTS.**

Motion passed.

The Commission requested that an item be placed on the next City Plan Commission agenda regarding housing typology.

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PUBLIC HEARING Resubdivision Combination:

9. **SUSU12-00019:** Cimarron Unit 1 Replat A - Being a replat of Lot 25, Block 1, Cimarron Unit 1, City of El Paso, El Paso County, Texas
Location: North of Northern Pass and East of Resler Drive
Property Owner: Ernesto Ochoa & Lluvia A. Ochoa
Representative: CAD Consultant
District: 1
Staff Contact: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

***ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Carreto, and unanimously carried to **POSTPONE SUSU12-00019 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 3, 2012.**

AYES: Commissioner De La Cruz, Wright, Borden, Carreto, Nance, Vorba, Brandrup, and Schauer

ABSENT: Commissioner Landeros

Motion passed.

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
March 22, 2012

ACTION: Motion made by Commissioner Vorba, seconded by Commissioner Schauer, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 22, 2012.**

AYES: Commissioner De La Cruz, Wright, Borden, Carreto, Nance, Vorba, and Schauer

ABSTAIN: Commissioner Brandrup

ABSENT: Commissioner Landeros

Motion passed.

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11. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.18 (Sign Regulations), Section 20.18.410 (R-F, R-1, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-II and PMD Districts) of the El Paso City Code to add School and Church monument signs and requirements. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.
Staff Contact: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Arturo Rubio, Planner, gave a brief summary and noted that the sign code currently does not include monument signs or requirements for schools and churches. Based on different requests from the school districts and some churches, Planning has brought this amendment to the Commission to add requirements for monument signs for schools and churches within those districts. The proposed sign code amendment proposes to add school and church monument signs and standards to avoid conflicts with current code requirements. The proposed school and church monument sign requirements are similar to those existing for Apartment and Apartment/Office Zone District, however, at a lower height in keeping with residential use and safety of children. Staff wants to maintain a residential aspect as well as safety. The main thing that has been changed from the existing requirements is the location. Instead of the required 15', staff is requiring 20' because of the safety issue discussed earlier. He noted that some schools have asked to change the electronic messaging.

- That CEVM be limited to no more than 50 percent of sign area,
- That it be held static for no less than one minute,
- That the CEVM be turned off from 9:00pm to 6:00am, and
- That there be a 50' distance to adjacent residential or apartment use.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

- Gary Gonzales spoke in favor of the sign but spoke against the height of the sign.
- Mat Farley, representing EPISD, spoke in favor of the sign but also spoke against the height of the sign. He suggested that staff meet with community members to get some input and ideas.

Mr. Rubio clarified that this is only for new signs coming in and not existing ones and that it only applies to residential zones, for the protection of the children.

Commissioner Carreto left the meeting during the discussion on this item.

- Lisa Thompson, on behalf of Franklin High School, asked if an existing sign that has been placed legally and has been there for ten years or more, is grand fathered? She asked if staff could provide her with the zoning for Franklin High School. Staff agreed to provide her with this information before the meeting is adjourned.
- Susan Wiggs representing Herman High School spoke in favor of the sign but is against the height of the sign.
- Rafael Padilla with Socorro Independent School District noted that they are against the height of the sign.

Mr. De La Cruz commended school representatives that were present at the meeting to represent their school.

Mr. Rubio noted that staff does distributions to all school districts on all cases coming forward to the City Plan Commission. He noted that staff had extensive meetings with the sign industry and that some of these recommendations along with safety concerns were brought forth by the sign industry and were incorporated into the ordinance.

1ST MOTION:

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), SECTION 20.18.410 (R-F, R-1, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-II AND PMD DISTRICTS) OF THE EL PASO CITY CODE TO ADD SCHOOL AND CHURCH MONUMENT SIGNS AND REQUIREMENTS AND HAVE TWO OPTIONS OF HAVING A MONUMENT SIGN AND A POLE SIGN.**

AYES: Commissioner De La Cruz, Vorba, and Schauer

NAYS: Commissioner Wright, Borden, Nance, and Brandrup

NOT PRESENT FOR THE VOTE: Commissioner Carreto

ABSENT: Commissioner Landeros

Motion failed.

2ND MOTION:

ACTION: Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.18 (SIGN REGULATIONS), SECTION 20.18.410 (R-F, R-1, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-II AND PMD DISTRICTS) OF THE EL PASO CITY CODE TO ADD SCHOOL AND CHURCH MONUMENT SIGNS AND REQUIREMENTS.**

AYES: Commissioner Wright, Borden, Nance, and Brandrup

NAYS: Commissioner De La Cruz, Vorba, and Schauer

NOT PRESENT FOR THE VOTE: Commissioner Carreto

ABSENT: Commissioner Landeros

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and carried to **PERMIT MR. DE LA CRUZ TO WRITE A MINORITY REPORT TO CITY COUNCIL.**

AYES: Commissioner De La Cruz, Wright, Borden, Nance, Brandrup, Vorba, and Schauer

NOT PRESENT FOR THE VOTE: Commissioner Carreto

ABSENT: Commissioner Landeros

Motion passed.

It was agreed that staff will write the Minority Report and give it back to the Commission who requested it for their review to make sure it accurately reflects what that Commission stated.

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The Commission requested that a location map be included in the packets from now on.

Commissioner Wright requested that a map be included with the final Comprehensive Plan when it gets published noting where the different places that are discussed in the plan are located within the city.

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12. Planning Report:
N/A

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13. Legal Report:

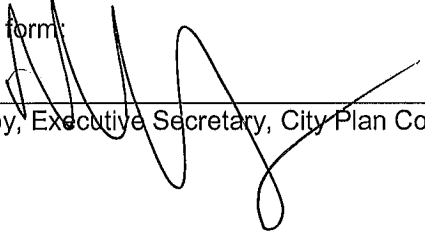
N/A

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ADJOURNMENT:

Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to adjourn this meeting at 3:45 p.m.

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission